

ZONING

The subject property is zoned HS (Highway Service). The Highway Service District is intended to provide varied services to the motoring public. Permitted uses within this zoning classification are as follows: agricultural activities and forestry. Principal permitted uses which require site development plan approval are as follows: road side stands, boarding houses, motels/hotels, gift/souvenir shops, bus depots, photographic studios, restaurants, recycling pick-up and distribution centers, automobile service and filling stations, carwashes, automobile repair and service shops, gasoline storage tanks, truck stops, and filling station service facility, drive-in theater, a zoological gardens, museums, night clubs, taverns, lounges, fairgrounds, fire and rescue services, public buildings, and public utilities. The subject has a W-6 and S-6 water and sewer classification which means that public water and sewer are not planned for the subject property for at least the next ten years.

DESCRIPTION OF LAND

The area and dimensions used in this description have been obtained from the Deed and Assessment Records. The subject property contains 8.027 acres and is slightly irregular in shape. It fronts 900± feet along the southeast side of Route 340, 575± feet along the southwest side of Maryland Route 17, 250± feet along the northwest side of Jefferson Pike (Maryland Route 180), and 475± feet along the northeast side of Old Route 17 which now dead-ends at the southeastern right of way line of U. S. Route 340. The Route 340 frontage varies from grade along a portion of the northbound lane off-ramp to 15 feet to 20 feet above Route 340 as can be seen in Picture 6. The Route 17 road frontage is 5 feet to 6 feet above grade and the Route 180 road frontage varies from 5 feet to 6 feet above grade to near road grade. The Old Route 17 road frontage is mostly at or close to road grade. The property has a gently rolling topography and is primarily cleared land with some scattered trees along its Old Route 17 frontage. Utilities available are electricity and telephone. The subject property is not within a HUD Designated Flood Hazard Area and has no improvements. It is further identified as Parcel 205 in Block 12 on Frederick County Tax Map 91.

HIGHEST AND BEST USE

The term "highest and best use" is defined as that classification and use which, at the time of the appraisal, is most likely to produce the greatest net return to the property over a given period of time and consequently indicates the highest present value.

The highest and best use of the subject property is for potential selective